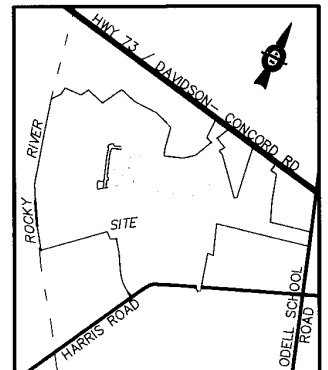


VICINITY MAP



SITE MAP

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I, HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

9-21-04 *[Signature]*  
DATE DIR. OF ELECTRIC SYSTEM

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

9/23/04 *[Signature]*  
DATE DIR. OF PLANNING SERVICES

9/24/04 *[Signature]*  
DATE CITY ATTORNEY

PLAT REVIEW OFFICERS CERTIFICATE (as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, *[Signature]*, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

*[Signature]* by *[Signature]* 9-22-2004  
DATE

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND INSTALLED OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

9/24/04 *[Signature]*  
DATE DIR. OF ENGINEERING

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, PHASE 3, MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

9/17/04 *[Signature]*  
DATE FINANCE DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

9/16/04 R.J. MOSS FARMS by *[Signature]* AIF  
DATE OWNER

BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES H. MAUNEY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DISCRIPTION RECORDED IN BK 4823, PG 289; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, REG. NO. AND SEAL THIS 3RD DAY OF MARCH, AD 2004

*[Signature]*  
PROFESSIONAL LAND SURVEYOR - L3885

Street Blades:  
[1] 1550 Duckhorn St NW at  
9610 Valencia Ave NW  
[2] 1600 Duckhorn St NW at  
9600 Indian Beech Ave NW

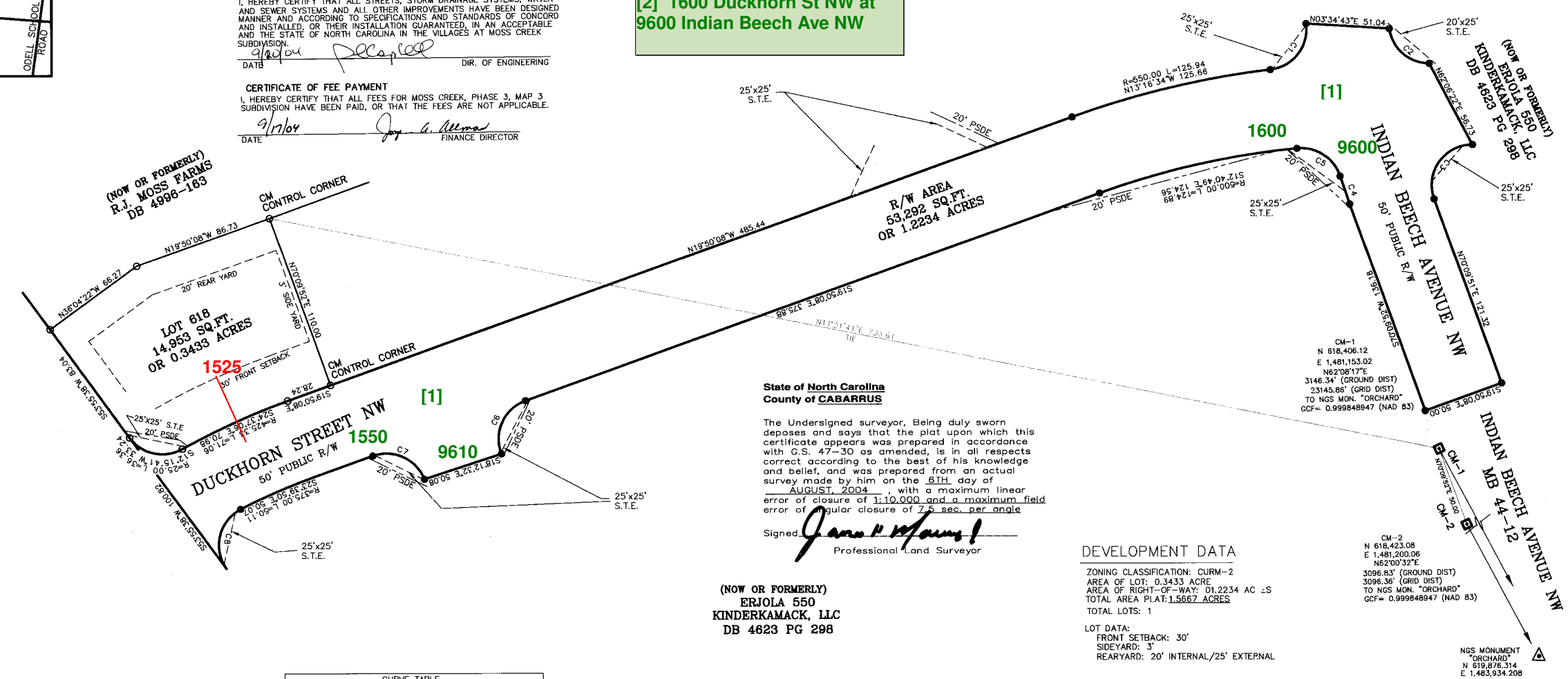
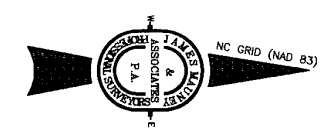
NOTES

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681-18-7411 & 4681-17-5234
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37., DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

OFFICE REGISTER OF DEEDS  
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE  
23rd DAY OF SEPTEMBER 2004  
AT 11:00 O'CLOCK A.M.  
AND REGISTERED IN RECORD BOOK  
NO. 45 PAGE 30

*[Signature]*  
REGISTER OF DEEDS



State of North Carolina  
County of CABARRUS

The Undersigned surveyor, Being duly sworn deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief, and was prepared from an actual survey made by him on the 8th day of AUGUST, 2004, with a maximum linear error of closure of 1:10,000 and a maximum field error of angular closure of 7.0 sec. per angle

Signed *[Signature]*  
Professional Land Surveyor

(NOW OR FORMERLY)  
ERJOLA 550  
KINDERKAMACK, LLC  
DB 4623 PG 298

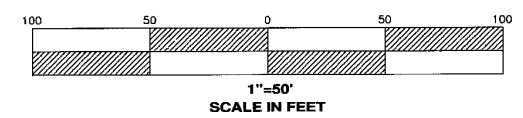
DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2  
AREA OF LOT: 0.3433 ACRE  
AREA OF RIGHT-OF-WAY: 01.2234 AC ±  
TOTAL AREA PLAT: 1.5667 ACRES  
TOTAL LOTS: 1

LOT DATA:  
FRONT SETBACK: 30'  
SIDEYARD: 3'  
REARYARD: 20' INTERNAL/25' EXTERNAL

CM-2  
N 618,423.08  
E 1,481,200.06  
N62°00'32"E  
3096.83' (GROUND DIST)  
3096.36' (GRID DIST)  
TO NGS MON. "ORCHARD"  
GCF= 0.999848947 (NAD 83)

NGS MONUMENT  
"ORCHARD"  
N 619,676.314  
E 1,483,934.208



1"=50'  
SCALE IN FEET

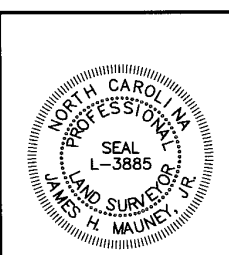
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994.

FEMA PANEL 37025C0030D

LEGEND

- PSDE PUBLIC STORM DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- M.B.L. MINIMUM BUILDING LINE
- S.T.E. SIGHT TRIANGLE EASEMENT
- RY REAR YARD
- COS COMMON OPEN SPACE
- CM CONTROL CORNER
- LOT LINE/PROPERTY LINE
- RIGHT-OF-WAY LINE
- ZONING MBL/YARD LINE
- POINT
- IRON SET



REVISIONS	
09-01-04	PER PLANNING COMMENTS

RECORD PLAT SHOWING <b>MOSS CREEK VILLAGE, PHASE 3, MAP 3</b> <b>TOWNSHIP #3, CITY OF CONCORD</b> <b>CABARRUS COUNTY, NC</b> TAX PARCEL 4681187411 PART OWNER: J&B DEVELOPMENT AND MANAGEMENT, INC 9179 DAVIDSON HWY., CONCORD, NC 28027 PHONE 704-782-7800 <b>JAMES MAUNEY &amp; ASSOCIATES, P.A.</b> <b>PROFESSIONAL SURVEYORS</b> 18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031 TEL 704-987-3862 - FAX: 704-987-3863				
CREW	DRAWN	REVISED	SCALE	DATE
DP	JM		1"=50'	08-06-2004
				442
				F084